

ADOPTED

MEMORANDUM

MARCH 15, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 49 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	5			
Back Bay	2			
Beacon Hill		1		
Charlestown	1			
Chinatown				
City Proper				
Dorchester	7		1	2
East Boston	1		1	
Fenway				
Government Center				
Hyde Park	2	1	1	
Jamaica Plain	3			
Kenmore				
Mattapan	2			
North End				
Roslindale	1	1		
Roxbury	8	1		
South Boston	1			1
South Cove				
South End		1	1	
West Roxbury	1	1	1	1

Allston-Brighton

Approval Z-13492. 40 Life St. Addition.
Approval Z-13519. 367-375 Washington St. Take-out restaurant.
Approval Z-13345. 299 North Harvard St. Sign.
Approval Z-13552. 20 Leamington Rd. Two-family dwelling.
Approval Z-13596. 14 Barrows St. Two-family dwelling.

Back Bay

Approval Z-13506. 14 Cumberland St. Enclose entrance.
Approval Z-13828. 96 St. Botolph St. Eleven apartments.

Beacon Hill

Approval Z-13507. 71 Charles St. Extend exhaust system; addition.
Denial

Charlestown

Approval Z-13544. 26 Prospect St. Roof deck.

Chinatown

Approval Z-13827. 694-702 Washington St. Take-out restaurant.

Dorchester

Approval Z-13257. 25 Sedalia Rd. Enclose deck.
Approval Z-13500-13501. 106-108 Buttonwood St. Subdivide.
Deferral Z-13497. 158R Magnolia St. Retail store.
Approval Z-13504. 82 Sydney St. Two-family dwelling.
Approval Z-13513-13514. 10-10R Rosedale St. Addition; swimming pool.
Approval Z-13859-13860. 60-70 Norwell St. Subdivision.
Deferral Z-13820. 1291-1305 Dorchester Ave. Laundromat, liquor store.

Denial Z-13557. 74-76 Stanton St. Four-family dwelling.
w/o
Prejudice

Approval Z-13571. 55 Bloomfield St. Two-family dwelling.

Approval Z-13593. 18 Milton St. Dormer, roof deck.

East Boston

Denial Z-13498. 689 Bennington St. Two-family dwelling.
w/o
Prejudice

Approval Z-13540. 95 Maverick St. Three-family dwelling.

Hyde Park

Approval Z-13452. 10 Beechmont Ter. Addition.

Denial Z-13542. 1734 River St. Outdoor parking.

Denial Z-13755. 590 Truman Pkwy. Two-family dwelling.
w/o
Prejudice

Approval Z-13587-
 13588. 100-102 West St. One-family dwelling.

Jamaica Plain

Approval Z-13495-
 13496. 112-112R Brookside Ave. One family dwelling.

Approval Z-13550. 8 Bowditch Rd. Addition.

Approval Z-13813. 315 Centre St. Stores, offices, addition.

Mattapan

Approval Z-13235. 52-54 Woodrow Ave. Addition.

Approval Z-13554. 872 Morton St. Private club.

Roslindale

Denial Z-13312. 569 Beech St. Two-family dwelling.

Approval Z-13555. 119 Brown Ave. Addition.

Roxbury

Denial	Z-13502.	1045-1047 Tremont St. Restaurant.
Approval	Z-13509.	334-342 Dudley St. Church.
Approval	Z-13508.	43 Judson St. Enclose porches.
Approval	Z-13539.	3 Hestia Park. Two-family dwelling.
Approval	Z-13538.	131 Magazine St. Increase parking capacity.
Approval	Z-13553.	1767-1769 Washington St. Six apartments, commercial.
Approval	Z-13610.	10 Clifton St. Contractor's storage structure.
Approval	Z-14002.	368-70 Warren St. Facade.
Approval	Z-13994.	1797-1815 Washington St. Add one apartment.

South Boston

Approval	Z-13516.	726 East Eighth St. Three-family dwelling.
Deferral	Z-13510.	353-363 West Second St. Twenty-four apartments.

South End

Denial	Z-13829.	241 West Newton St. Nine apartments.
Denial w/o Prejudice	Z-13546.	254 West Newton St. Four-family dwelling.

West Roxbury

Denial	Z-13515.	18 Tarleton Rd. Two-family dwelling.
Approval	Z-13517.	49 Charles Park Rd. Addition.
Approval	Z-13615.	14 Chesbrough Rd. Dormer.

BOARD OF APPEAL REFERRALS

March 15, 1990

Hearing

1.	Z-13235	3/20/90	52-54 Woodrow Avenue, Mattapan
2.	Z-13257	3/13/90	25 Sedalia Road, Dorchester
3.	Z-13312	3/20/90	569 Beech Street, Roslindale
4.	Z-13452	3/13/90	10 Beechmont Terreace, Hyde Park
5.	Z-13492	3/13/90	40 Life Street, Brighton
6.	Z-13495-96	3/13/90	112-112r Brookside Avenue, Jamaica Plain
7.	Z-13497	3/13/90	158r Magnolia Street, Dorchester
8.	Z-13498	3/13/90	689 Bennington Street, East Boston
9.	Z-13500-01	3/13/90	106-108 Buttonwood St, Dorchester
10.	Z-13502	3/13/90	1045-1047 Tremont Street, Roxbury
11.	Z-13504	3/13/90	82 Sydney Street, Dorchester
12.	Z-13506	3/13/90	14 Cumberland Street, Boston
13.	Z-13507	3/13/90	71 Charles Street, Boston
14.	Z-13508	3/13/90	43 Judson Street, Roxbury
15.	Z-13509	3/13/90	334-342 Dudley Street, Roxbury
16.	Z-13510	3/13/90	353-363 West Second Street, South Boston
17.	Z-13513-14	3/20/90	10-10r Rosedale Street, Dorchester
18.	Z-13515	3/20/90	18 Tarleton Road, West Roxbury
19.	Z-13516	3/20/90	726a-726 East Eighth Street, South Boston
20.	Z-13517	3/20/90	49 Charles Park Road, West Roxbury
21.	Z-13519	3/20/90	367-375 Washington Street, Brighton
22.	Z-13538	3/13/90	131 Magazine Street, Roxbury
23.	Z-13539	3/20/90	3 Hestia Park, Roxbury
24.	Z-13540	3/27/90	95 Maverick Street, East Boston

BOARD OF APPEAL REFERRALS

March 15, 1990

	<u>Hearing</u>	
25. Z-13542	3/27/90	1734 River Street, Hyde Park
26. Z-13544	3/27/90	26 Prospect Street, Charlestown
27. Z-13545	3/27/90	229 North Harvard Street, Allston
28. Z-13546	3/27/90	254 West Newton Street, Boston
29. Z-13550	3/20/90	8 Bowditch Road, Jamaica Plain
30. Z-13552	3/20/90	20 Leamington Road, Brighton
31. Z-13553	3/27/90	1767-1769 Washington Street, Boston
32. Z-13554	3/27/90	872 Morton Street, Mattapan
33. Z-13555	3/20/90	119 Brown Avenue, Roslindale
34. Z-13557	3/27/90	74-76 Stanton Street, Dorchester
35. Z-13571	3/27/90	55 Bloomfield Street, Dorchester
36. Z-13587-13588	3/27/90	100-102 West Street, Hyde Park
37. Z-13593	3/27/90	18 Milton Street, Dorchester
38. Z-13596	3/27/90	14 Barrows Street, Allston
39. Z-13610	3/20/90	10 Clifton Street, Roxbury
40. Z-13615	3/13/90	14 Chesbrough Road, West Roxbury
41. Z-13755	3/27/90	590 Truman Parkway, Hyde Park
42. Z-13813	3/20/90	315 Centre Street, Jamaica Plain
43. Z-13820	3/27/90	1291-1305 Dorchester Avenue, Dorchester
44. Z-13827	3/20/90	694-702 Washington Street, Boston
45. Z-13828	3/27/90	96 St Botolph Street, Boston
46. Z-13829	3/27/90	241 West Newton Street, Boston
47. Z-13859-13860	3/13/90	60-70 Norwell Street, Dorchester
48. Z-13994	N/S	1797-1815 Washington Street, Roxbury
49. Z-14002	N/S	368-370 Warren Street, Roxbury

Hearing: 3/20/90 Z-13235
David L. Ramsey
Post # 8772 V.F.W.
52-54 Woodrow Avenue
Mattapan

Site: Three story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to veterans post.

Violation(s): Extension of nonconforming use.
Insufficient front and rear yards, and off-street parking.

VOTED: In reference to petition Z-13235, David L. Ramsey; Post # 8772 V.F.W., 52-54 Woodrow Avenue, Mattapan, for extension of nonconforming use and three variances to one-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to off-street parking be submitted to the Authority for design review approval.



ST. MARY'S
CEMETERY

MALLARD

COLONIAL

NEW ENGLAND

SOUTHERN

FERNDALE

ELMHURST

DARLINGTON

CALLENDER

STREET

TUCKER

AVENUE

NORFOLK

PEACEVALE

CLARIDGE

RICHARD

ROAD

WHITMAN

EDSON

MILTON

THEFTORD

DORCHESTER
SCHOOL

13235

52-54 WOODROW AVENUE - MATTAPAN

Hearing: 3/13/90 Z-13257
William J. Skane
25 Sedalia Road
Dorchester

Site: 2½-story structure

District(s): Residential, two-family R-.5)

Purpose: Enclose existing deck- one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side, and rear yards.

VOTED: In reference to petition Z-13257, William J. Skane, 25 Sedalia Road, Dorchester, for three variances to enclose existing deck of one-family dwelling in a residential (R-.5) District, the Boston Redevelopment Authority recommends approval. No adverse impact. Abutters support.



Z-13257

25 SEDALIA ROAD DORCHESTER

Hearing: 3/20/90 Z-13312
John A. Vozzella
569 Beech Street
Roslindale
—

Site: Vacant Land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insuffcient front and rear yards.

VOTED: In reference to petition Z-13312, John A. Vozzella, 569 Beech Street, Roslindale, for forbidden use two variances to erect a two-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Two-family dwelling is inappropriate and undesirable in this predominant single family neighborhood presently afflicted with congested parking conditions. Neighbors oppose this proposal, however, will support a one-family dwelling.

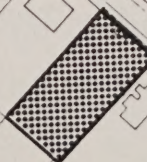


WRIGHT

COURSE

Z-13312

569 BEECH STREET ROSLINDALE



Hearing: 3/13/90 Z-13452
Bob James
10 Beechmont Terrace
Hyde Park

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect one story addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-13452, Bob James, 10 Beechmont Terrace, Hyde Park, for variance to erect one story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Second story addition. Front yard violation technical.



Z-13452

10 BEECHMONT TERRACE

HYDE PARK

Hearing: 3/13/90 Z-13492
Bull HN Information Systems, Inc.
40 Life Street
Brighton

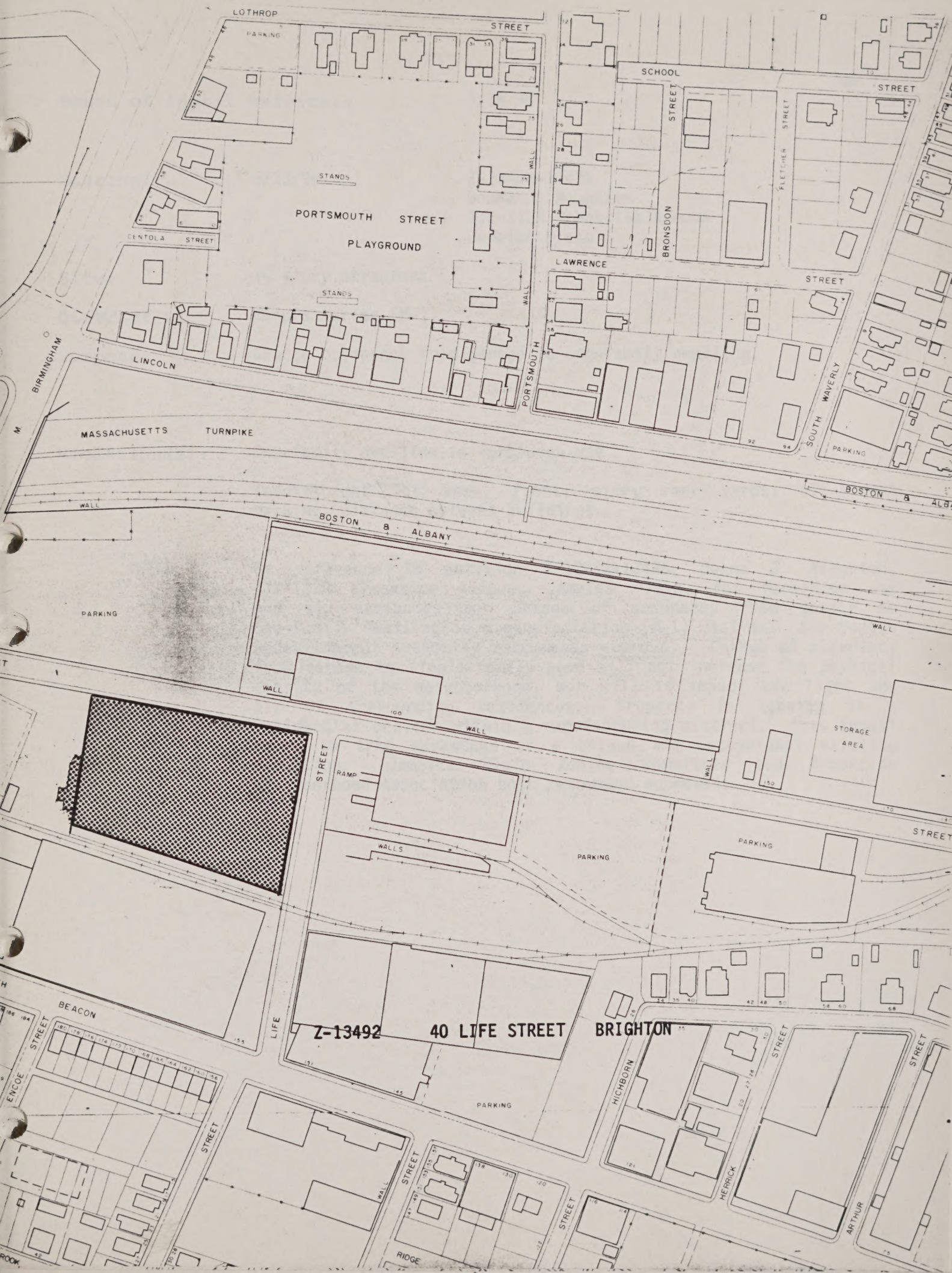
Site: Two story structure

District(s): Industrial (I-2)

Purpose: Erect one story addition to manufacturing structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-13492, Bull HN Information Systems, Inc., 40 Life Street, Brighton, to erect one story addition to manufacturing structure in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Exterior renovations and canopy additions are cosmetic and will have no impact on density or use of the property. Allston-Brighton PZAC reviewed plans for the project and recommended approval.



Z-13492

40 LIFE STREET

BRIGHTON

Hearing: 3/13/90 Z-13495-13496
Donna J. Naughton
112-112R Brookside Avenue
Jamaica Plain

Site: 1½ story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from garage to one-family dwelling.

Violation(s): One-family dwelling is forbidden use.

Insufficient lot area, front, side, rear yards, off-street parking, distance between buildings.

VOTED: In reference to petition Z-13495-13496, Donna J. Naughton, 112-112R Brookside Avenue, Jamaica Plain, for forbidden use and six variances for change of occupancy from garage to one-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Change of occupancy from garage to single-family home will not increase the physical density of the neighborhood, nor will it impact the light and air of surrounding residences. Property is located in a residential enclave within a manufacturing district. This appeal seeks to take advantage of a unique and exceptional existing condition. Jamaica Plain Zoning Committee and Brookside Neighborhood Association both recommend approval.



Z-13495-13496

112-112R BROOKSIDE AVENUE

JAMAICA PLAIN

Board of Appeal Referrals

3/15/90

Hearing: 3/13/90 Z-13497
Leonard & Sonia Pray
158-R Magnolia Street
Dorchester

Site: One story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from garage to retail store.

Violation(s): Retail store is forbidden use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13497, Leonard & Sonia Pray, 158-R Magnolia Street, Dorchester, for forbidden use for change of occupancy from garage to retail store in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Site is located in the Shirley Eustis/Hampden-George Subdistrict of the Roxbury IPOD. Retail Grocery Store has been operating illegally for several years. The Roxbury PZAC had deferred this project to the community for further review, however, appellant has been unable to attend subsequent PZAC meetings.



Z-13497

158R MAGNOLIA STREET

DORCHESTER

CEYLON
STREET
PLAYGROUND

A

Hearing: 3/13/90 Z-13498
Anthony & Anna Marie Fiore
689 Bennington Street
East Boston

Site: Vacant Land

District(s): Residential, three-family (R-.8)

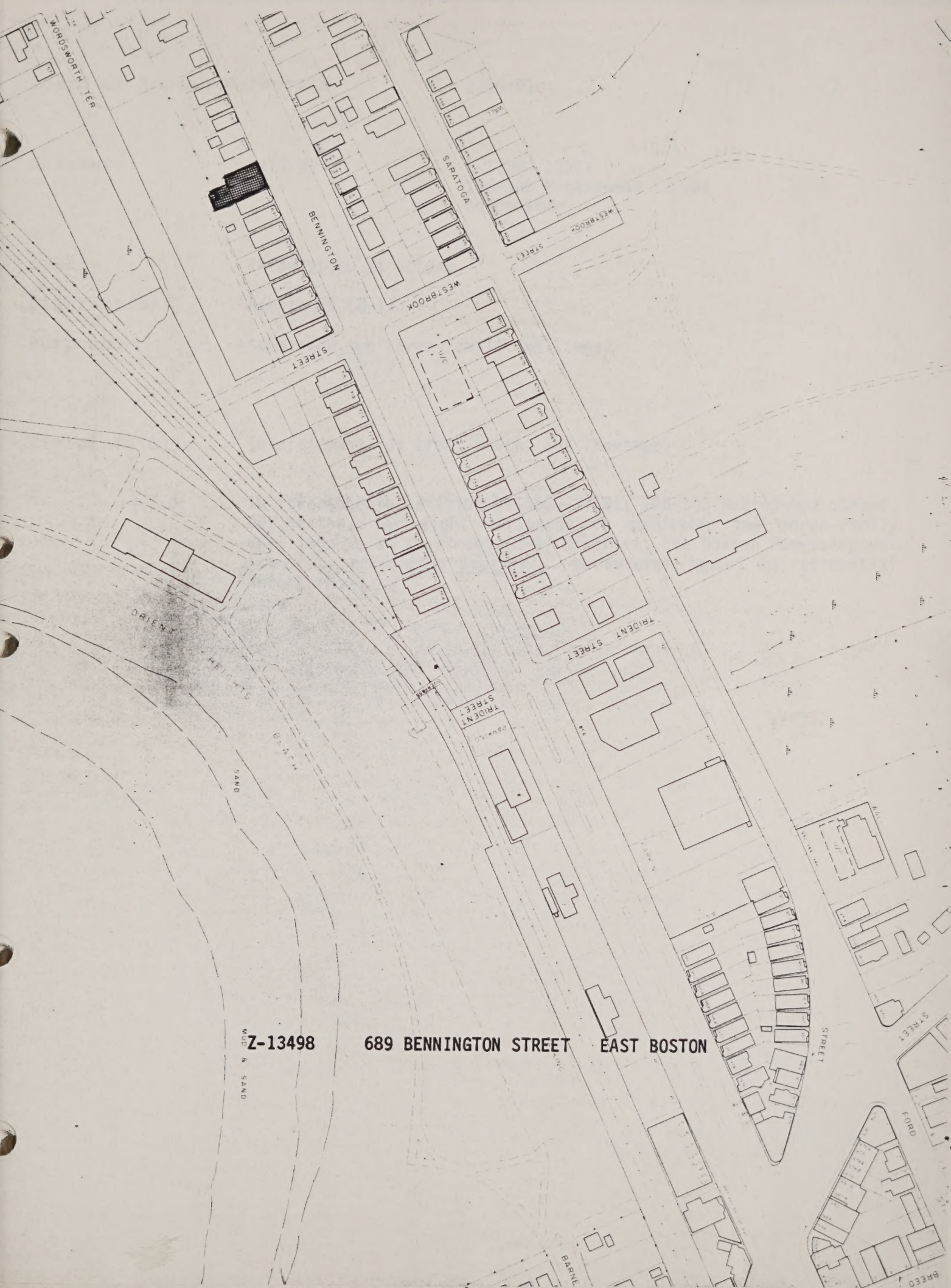
Purpose: Subdivide, erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, front, side, rear yards.

Excessive floor area.

VOTED: In reference to petition Z-13498, Anthony & Anna Marie Fiore, 689 Bennington Street, East Boston, for seven variances to subdivide and erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located in the Harborview area of East Boston. This area is characterized by typical three decker structures facing Bennington Street. Long form application indicate that the structure will be 30' X 20' but the plot plan and floor plans show that the structure will be 50' X 26'. This is a substantial discrepancy and makes it difficult to measure the merits of the proposal in light of numerous dimensional violations. In addition, the long form application indicates that there is to be 13' X 8' open deck which is not reflected in the floor plans. Appellant has chosen a pre-fabricated two story, Garrison style house to be sited sideways on the lot. The left facade, with only one window, faces the street. This structure is completely discordant with the existing structures in the area and would constitute an aberration in the streetscape. Proposed parking is also incongruous with the surrounding land use patterns and would be considered a serious nuisance to abutters. Strong abutter opposition. Some of the problems cited are parking, excessive density, fire hazard and congestion.



Z-13498

689 BENNINGTON STREET EAST BOSTON

Hearing: 3/13/90 Z-13500-13501
106-108 Buttonwood Street
Dorchester

Site: Three story structure

District(s): Apartment (H-1)

Purpose: Subdivide two three-family dwellings.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-13500-13501, 106-108 Buttonwood Street, Dorchester, for eight variances to subdivide two three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No adverse impact on residential neighborhood.



ROGER
CLAP
SCHOOL

HARVEST TER

LOCUST

STREET

LOCUST STREET

BUTTONWOOD

SUBWAY
STATION

COTTRELL

VERNON

STREET

ROAD

SANT MARGARET
P.C. CHURCH

ST. MARGARET
SCHOOL
(GRAM.)

COLUMBIA

EDISON

GREEN

EDISON

GREEN

Z-13500-13501

106-108 BUTTONWOOD STREET

DORCHESTER

GRAFTON STREET

BUTTONWOOD

MOSELEY

CARSON

SYDNEY

STREET

PULASKI

STREET

SKYWAY

MTA STATION

AVENUE

CRESCENT

STREET

STREET

STREET

STREET

STREET

COTTAGE

STREET

Hearing: 3/13/90 Z-13502
BHW Realty Trust
1045-1047 Tremont Street
Roxbury

Site: Five story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from ten apartments and store to ten apartment and restaurant.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-13502, BHW Realty Trust, 1045-1047 Tremont Street, Roxbury, for vairance for change of occupancy form ten apartments and store to ten apartments and restaurant in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. The proposed project is located along a Boulevard Planning District within the Roxbury Interim Planning Overlay District. The area is characterized by three and six story apartment complexes with several first floor commercial spaces. There appears to be an undesirable pattern by this appellant whereby first floor commercial spaces are being developed in "piece-meal" while top floor residential units are boarded-up in a complex that was once proposed for 91 residential units plus five commercial spaces. There are questions on the title and the deed restriction with respect to this property by Boston Redevelopment Authority staff that must be resolved before any work can proceed. Concerns are:

1. On January 9, 1990, the attached building 1035-1039 Tremont Street (Z-13300) was approved for change occupancy from store to Fast Food Restaurant. While the eight vacant apartments on the top floors remain boarded-up and vacant.
2. In the meantime, there is a proposal (Z-13774) at 1023-1025 Tremont Street by the same appellant seeking a variance to change from -Store Front to another Fast Food Restaurant with no plans to develop the ten vacant apartment units.



WM. E. CARTER
PLAYGROUND

Z-13502

1045-1047 TREMONT STREET ROXBURY

Hearing: 3/13/90 Z-13504
Raymond Fontaine
82 Sydney Street
Dorchester

Site: 2½ story sturctue

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

VOTED: In reference to petition Z-13404, Raymond Fontaine, 82 Sydney Street, Dorchester, for conditional use for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No adverse affect on residential neighborhood. Abuttors support.



Z-13504

82 SYDNEY STREET DORCHESTER

Hearing: 3/13/90 Z-13506
Nisa Realty Trust
14 Cumberland Street
Boston

Site: Three story structure

District(s): Apartment (H-2-45)

Purpose: Enclose entrance to basement apartment.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-13506, Nisa Realty Trust, 14 Cumberland Street, Boston, for variance to enclose entrance to basement apartment in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be reviewed by the Boston Landmarks Commission. Appellant seeks to enclose the entryway in order to provide increased security and weatherproofing for the basement apartment. The front yard minimum depth requirement for the H-2 zoning district is twenty feet. The proposed structure is set back approximately 17.82 feet from Cumberland Street. The entryway in question is located on the side of the building adjacent to a public alley. It is barely visible from Cumberland Street due to the lower elevation of the side yard and the shrubs and wall which screen the entryway.



7-13506

14 CUMBERLAND STREET BOSTON

Board of Appeal Referrals

3/15/90

Hearing: 5/1/90 Z-13507
Peter Ballarin
71 Charles Street
Boston

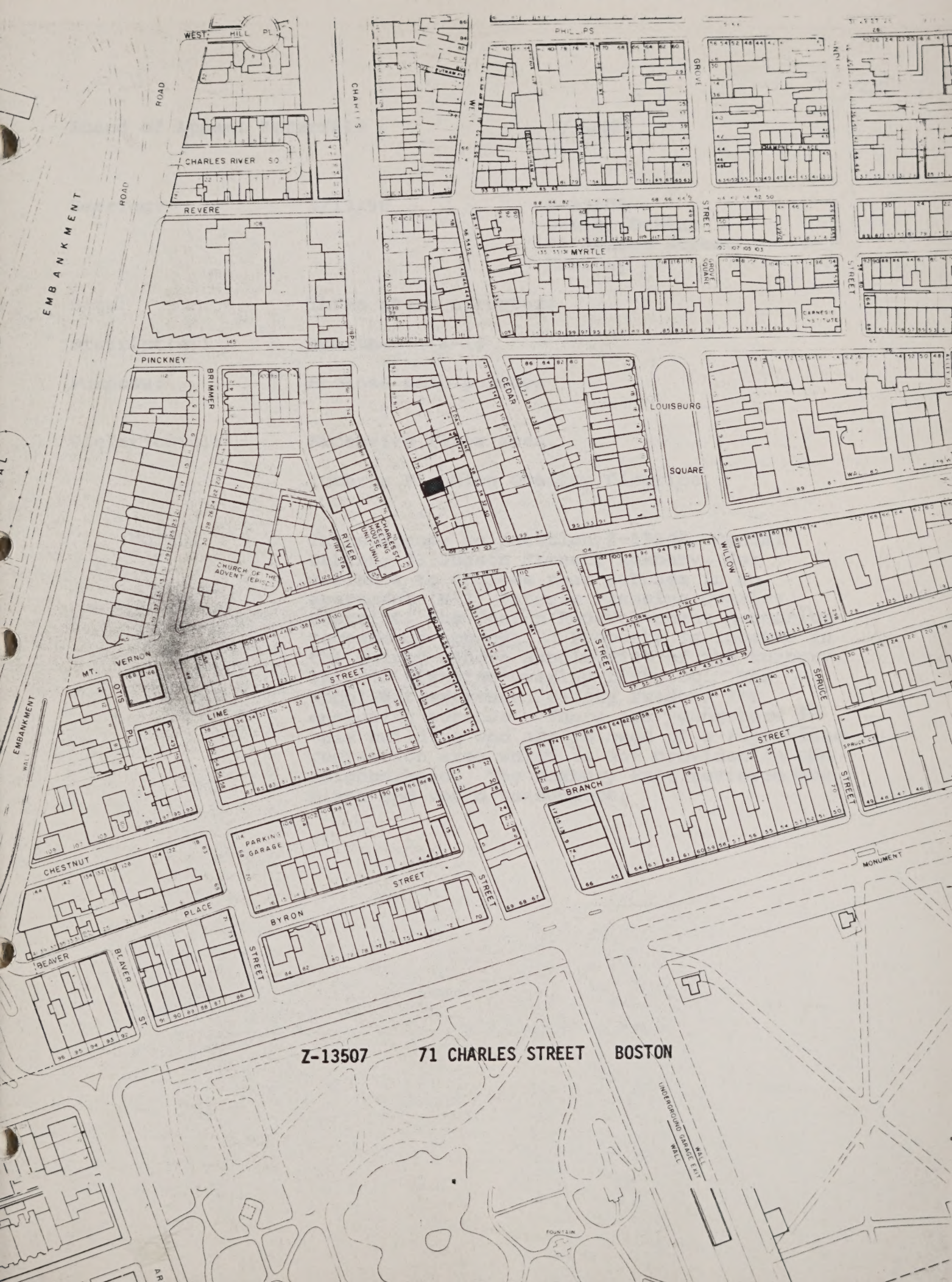
Site: Five story structure

District(s): Local business (L-2-65)

Purpose: Erect two story rear addition and extend existing rear exhaust system.

Violation(s): Excessive floor area.
Insufficient rear yard, barrier free access.
Extension of conditional use.

VOTED: In reference to petition Z-13507, Peter Ballarin, 71 Charles Street, Boston, for conditional use and three variances to erect two story rear addition and extend existing rear exhaust system in a local business (L-2-65) district, the Boston Redevelopment Authority recommends denial of the application to erect a two story addition in the rear and approval with design review of the request to extend the exhaust system to the roof of appellant's structure. No hardship has been demonstrated to justify approval of the proposed 8' X 10', 2-story addition in a narrow and overly congested space between commercial and residential structures. Existing condition is already a problem in terms of light and air for abutting residences and separation between commercial and residential uses. The extension of the exhaust system from the first floor to the roof would help ameliorate some of the problems caused by the overly dense and congested conditions in the area of Beacon Hill. Abutters have expressed opposition to the addition.



Z-13507

71 CHARLES STREET

BOSTON

Board of Appeal Referrals

3/15/90

Hearing: 3/13/90 Z-13508
Daniel DePina
43 Judson Street
Roxbury

Site: Three story structure

District(s): Apartment (H-1)

Purpose: Enclose rear porches

Violation(s): Excessive floor area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13508, Daniel DePina, 43 Judson Street, Roxbury, for variance to enclose rear porches in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Property is located in the Quincy-Geneva Subdistrict of the Roxbury Interim Planning Overlay District. The appellant expressed safety reasons for enclosing porches. There are youngsters in this building who are in need of a supervised recreation area which is not provided in the neighborhood. The Roxbury PZAC reviewed the plans and voted to support.



Z-13508

43 JUDSON STREET ROXBURY

Board of Appeal Referrals

3/15/90

Hearing: 3/13/90 Z-13509
Boston Missionary Baptist
Church
334-342 Dudley Street
Roxbury

Site: 20,950 square feet of land

District(s): Local business (L-1)

Purpose: Erect church structure

Violation(s): Interim Planning Overlay District

VOTED: In reference to petition Z-13509, Boston Missionary Baptist Church, 334-342 Dudley Street, Roxbury, to erect church structure in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposed project located along a Boulevard Planning District within the Roxbury Interim Planning Overlay District will serve not only the spiritual needs of the community, but their social and economic needs through youth program, hot meals for senior citizens, and drugs hot line. Proposal is consistent with the goals and objectives of the Interim Planning Overlay District. PZAC reviewed the project and voted support.



Z-13509

334-342 DUDLEY STREET

ROXBURY

Board of Appeal Referrals

3/15/90

Hearing: 3/13/90 Z-13510
Aiden Hughes
353-363 West Second
South Boston

Site: 12,483 square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect 24 unit apartment structure

Violation(s): Insufficient lot area, open space, front,
rear yards, off street parking, barrier free
access.

Excessive floor area.

VOTED: In reference to petition Z-13510, Aiden
Hughes, 353-363 West Second, South Boston,
for seven variances to erect a 24 unit
apartment structure in an apartment (H-1-50)
district, the Boston Redevelopment Authority
recommends Deferral. Authority concerns are
but not limited to the following: density,
massing, height, number of stores, lack of
community review.



Z-13510

353-363 WEST SECOND STREET SOUTH BOSTON

Board of Appeal Referrals

3/15/90

Hearing: 3/20/90 Z-13513 & Z-13514
Julia Washington
10-10R Rosedale Street
Dorchester

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; legalize rear addition and above ground swimming pool.

Violation(s): Extension of non conforming use.

Swimming pool is conditional use.

Off street parking not allowed in front yard nor within five feet of side lot line.

Excessive floor area.

Insufficient side yard.

VOTED:

In reference to petitions Z-13513 & Z-13514, Julia Washington, 10-10R Rosedale Street, Dorchester for conditional use, extension of non conforming use and three variances to subdivide, legalize rear addition and swimming pool in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval with the following provisos: that swimming pool be protected by a six foot high concealing fence with a gate which is locked from the outside; that plans with particular respect to landscaping be submitted to the Authority for design review approval.



Z-13513-13514

10-10 ROSEDALE STREET DORCHESTER

Board of Appeal Referrals

3/15/90

18

Hearing: 3/20/90 Z-13515
Aidan Hughes
18 Tarleton Road
West Roxbury

Site: 1 1/2 story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, off street parking.

Excessive floor area.

VOTED: In reference to petition Z-13515, Aidan Hughes, 18 Tarleton Road, West Roxbury, for forbidden use and three variances for change of occupancy from one- to two-family dwelling (S-.5) district, the Boston Redevelopment Authority recommends Denial. Predominant single family neighborhood. Basement apartment would be inappropriate and an undesirable use. No hardship peculiar to this property has been demonstrated. Conversion is unwarranted.



Z-13515

18 TARLETON ROAD

WEST ROXBURY

Board of Appeal Referrals

3/15/90

Hearing: 3/20/90 Z-13516
Stephen M. Foley
726 East Eighth Street
South Boston

Site: Three story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-13516, Stephen M. Foley, 726 East Eighth Street, South Boston, for forbidden use and variances for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Approval. Existing condition for many years without apparent impact. No exterior changes.



Hearing: 3/20/90 Z-13517
UNO Restaurants, Inc.
49 Charles Park
West Roxbury

Site: One story structures

District(s): Manufacturing (M-1)

Purpose: Erect addition to office structure

Violation(s): Excessive floor area ratio.
Insufficient rear yard, off street parking.

VOTED: In reference to petition Z-13517, UNO Restaurants, Inc., 49 Charles Park, West Roxbury, for variances to erect addition to office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends Approval with proviso: that plans be submitted to the Authority for Design Review approval. This property, Pizzeria Uno headquarters, has been the subject of two previous Board of Appeal actions. The most recent decision, in August, 1988, allowed for the addition of a second story and the construction of a warehouse facility over a parking lot. The second story has been completed; the warehouse facility is permitted but not constructed.

Appellant states that he has recently purchased the adjacent Look Building property. This is an additional 28,000 square feet. A comprehensive plan for the two properties, totalling 45,000 square feet has not yet been developed.

The proposed structure would be a greenhouse-type addition to house Pizzeria Uno's design staff. After a public meeting held by the Zoning Advisory Committee of the West Roxbury Neighborhood Council, the members voted to support the current appeal, provided that the plans to construct the previously approved warehouse (BZC 11732) be abandoned.



Z-13517

49 CHARLES PARK ROAD

WEST ROXBURY

Board of Appeal Referrals

3/15/90

Hearing: 3/20/90 Z-13519
Peoples Federal Savings
Bank
367-375 Washington Street
Brighton

Site: One story structure

District(s): General Business (B-1)

Purpose: Change occupancy from five stores and bank to
five stores and take out restaurant.

Violation(s): Take out restaurant is conditional use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13519, Peoples
Federal Savings Bank, 367-375 Washington
Street, Brighton, for conditional use for
change of occupancy from five stores and bank
to five stores and restaurant in a general
business (B-1) Interim Planning Overlay
District, the Boston Redevelopment Authority
recommends approval with proviso that signage
plans be submitted to the Authority for
design review approval. Proposed take-out
and eat-in restaurant is consistent with
development patterns in the Brighton Center
neighborhood business area and is appropriate
for this specific location and the size of
the retail space (1,104 sf). Allston-
Brighton PZAC and Brighton-Allston
Improvement Association recommended approval.
One abutting businessperson expressed
opposition based on concern for proliferation
of fast-food establishments in the
neighborhood.



Board of Appeal Referrals

3/15/90

Hearing: 3/13/90 Z-13538
1010 Massachusetts Avenue
Trust
131 Magazine Street
Roxbury

Site: Parking Lot

District(s): Industrial (I-2)

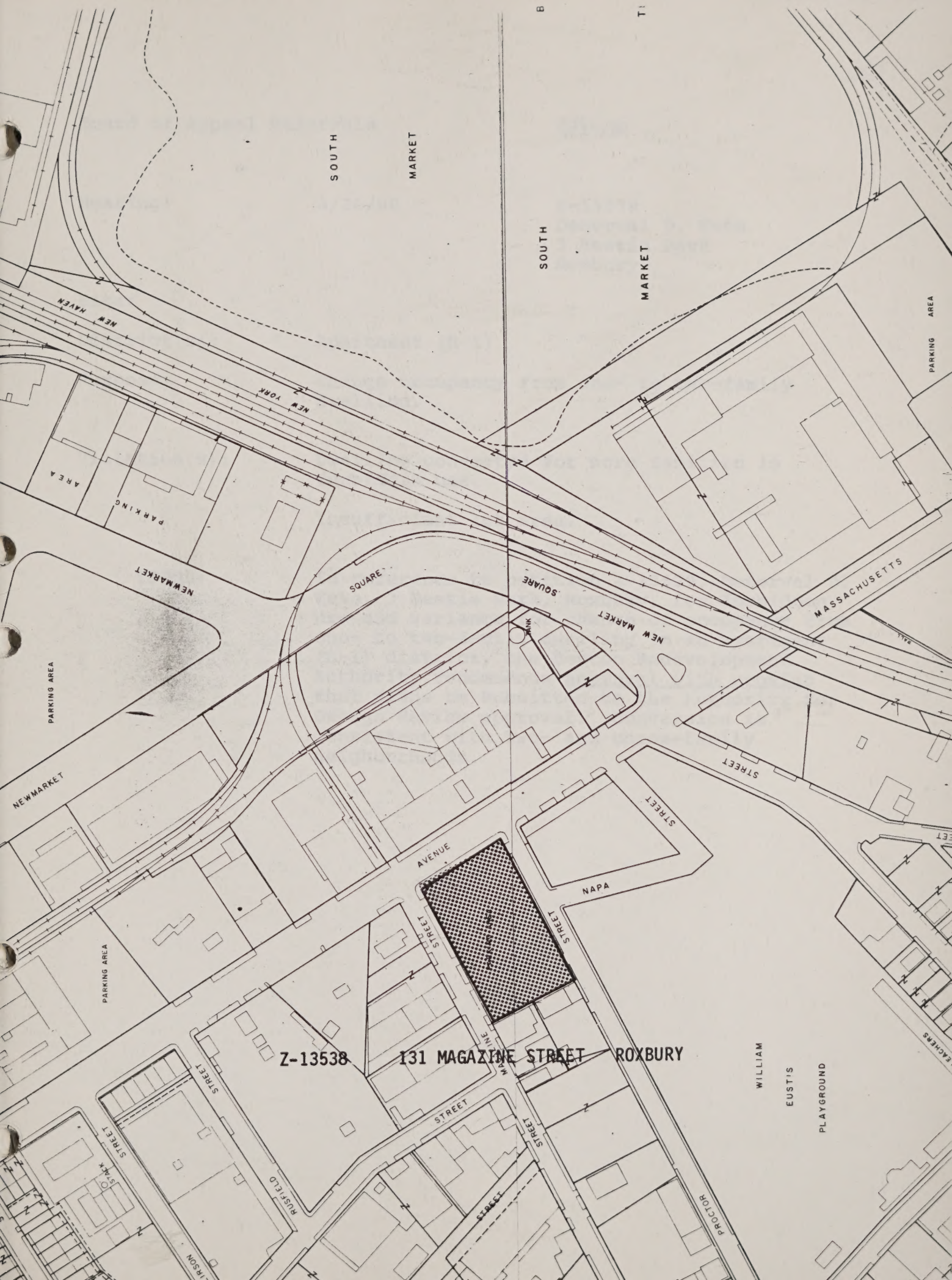
Purpose: Increase capacity from 117 to 216 spaces.

Violation(s): Interim Planning Overlay District.

Barrier free access.

Parking design and access.

VOTED: In reference to petition Z-13538, 1010 Massachusetts Avenue Trust, 131 Magazine Street, Roxbury, for two variances to increase capacity of parking lot from 117 to 216 spaces in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that number of proposed parking spaces be reduced to 201; that at least two experienced valet parking attendants be available during hours of operation. In addition, landscaping and screening around the parameter, and sidewalk improvements. The proposed project is located in the Hampden-George/Shirley-Eustis Subdistrict of the Roxbury Interim Planning Overlay District. Proposed parking will help alleviate the parking needs of the Health and Hospital Workers, the Boston Inspectional Services Department, and the Boston Parks Department. The Shirley-Eustis/Hampden-George SubPZAC reviewed the plans and voted support.



SOUTH

MARKET

SOUTH

MARKET

NEW HAVEN

NEW YORK

AREA

PARKING

NEWMARKET

SQUARE

SQUARE

NEW MARKET

MASSACHUSETTS

STREET

STREET

NAPA

AVENUE

STREET

STREET

STREET

STREET

RUSFIELD

STREET

STREET

Z-13538

131 MAGAZINE STREET ROXBURY

WILLIAM

EUSTIS

PLAYGROUND

PROCTOR

Board of Appeal Referrals

3/15/90

Hearing: 3/20/90 Z-13539
Denorval D. Tate
3 Hestia Park
Roxbury

Site:

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-13539, Denorval D. Tate, 3 Hestia Park, Roxbury, for forbidden use and variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for Design Review approval. Conversion is consistent with two- and three-family neighborhoods.



02139

3 HESTIA PARK

ROXBURY

WASHINGTON

PARK

24

Board of Appeal Referrals

3/15/90

Hearing: 3/27/90 Z-13540
Stephen W. Murphy Trustee
95 Maverick Street
East Boston

Site: Three story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space.

VOTED:

In reference to petition Z-13540, Stephen W. Murphy Trustee, 95 Maverick Street, East Boston, for forbidden use and two variances for change of occupancy from two to three family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for Design Review approval. Site is located in the Maverick Square Waterfront area of East Boston. Plans show that this is an attached, three-story structure housing a total of six units - three units at 95 Maverick and three units at 97 Maverick. This is typical of other structures in the immediate vicinity. Accessors and map information show that the proposed three family on this 840 square foot lot is also typical in this area. Access to all units is through a common entryway. The entire structure is currently vacant due to extensive renovation. Elevations submitted show that the intent of the appellant was to renovate the building which subsequently triggered an occupancy review. While the application only addresses the occupancy of one of the two addresses, the submitted plans show a full facade renovation for both. Design issues, therefore, should be considered for the whole building, not one address. Appellant agreed in a phone conversation. Design review to specifically address front facade treatment with particular respect to building materials, window treatment, and entry design.



7-13540

95 MAVERICK STREET

EAST BOSTON

Hearing: 3/27/90 Z-13542
Riziero Vento
1734 River Street
Hyde Park

Site: Vacant Land

District(s): Residential, two-family (R-.5)

Purpose: Use Premises for outdoor parking of ten cars and sale and display of used cars.

Violation(s): Outdoor sale or display of used cars is forbidden use.
Off-street parking not allowed in front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-13542, Riziero Vento, 1734 River Street, Hyde Park, for forbidden use and variance to use premises for outdoor parking of ten cars and sale and display of used cars in an residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Additional automotive uses to the existing auto body repair operation would have a very serious affect on this residential neighborhood. There is substantial opposition to the proposal.



Z-13542

1734 RIVER STREET HYDE PARK

Hearing: 3/27/90 Z-13544
David L. Bennet
26 Prospect Street
Charlestown

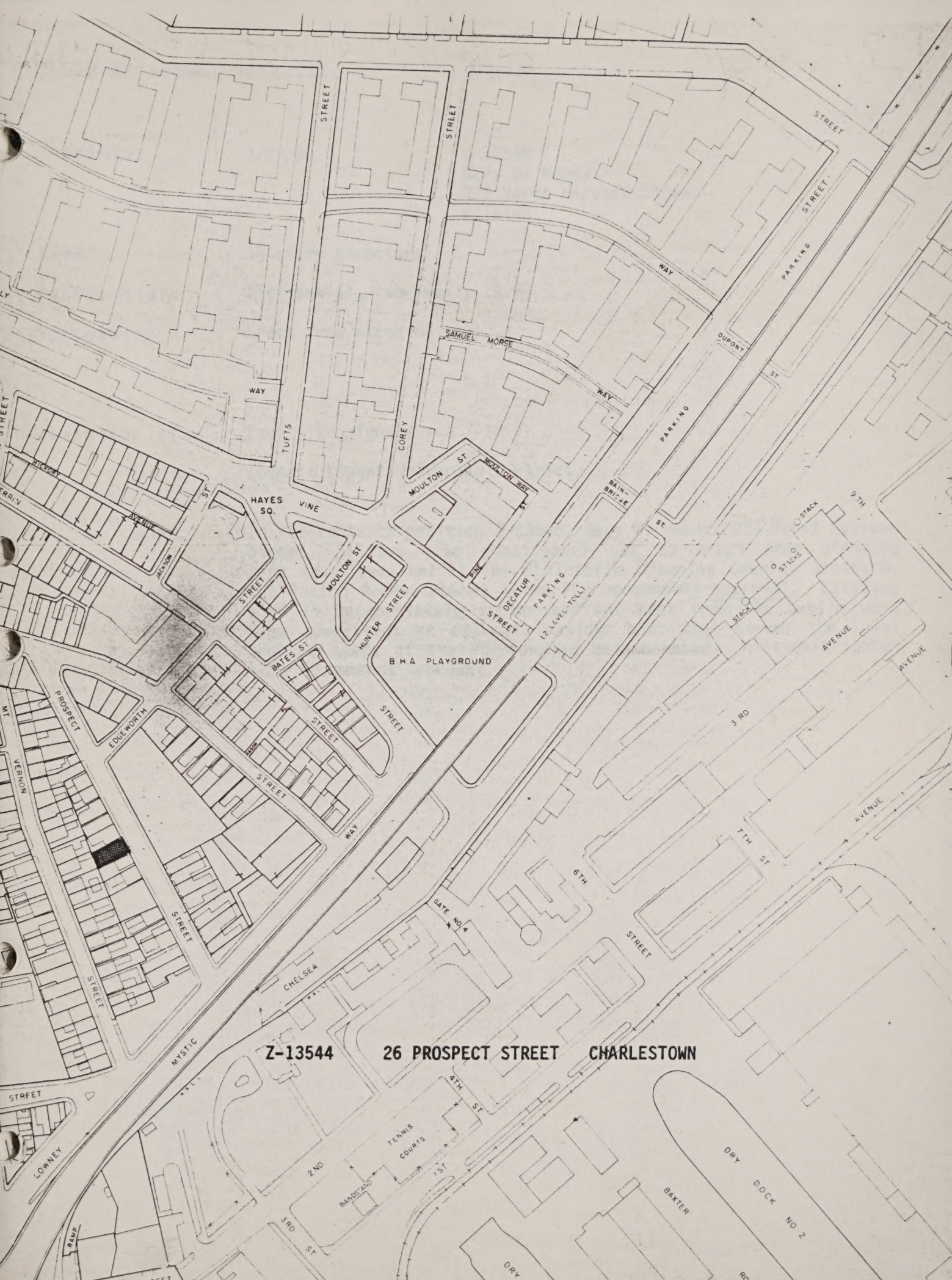
Site: Three story structure

District(s): Apartment (H-1)

Purpose: Erect roof deck-three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-13544, David L. Bennet, 26 Prospect Street, Charlestown, forvariance to erect roof deck addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The location, scale, design and materials of the roof deck are compatible with the existing structure and should not negatively impact the view from the public way. There has been no abuttor opposition.



Z-13544

26 PROSPECT STREET

CHARLESTOWN

Hearing: 3/27/90 Z-13545
Gary W. Moody
229 North Harvard Street
Allston

Site: 1½ story structure

District(s): Residential, two-family (R.5)

Purpose: Erect free standing sign.

Violation(s): Excessive signage.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13545, Gary W. Moody, 229 North Harvard Street, Allston, for conditional use to erect free standing sign in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing sign is appropriately scaled and set back from the public way. Sign advertises an adjacent savings bank that serves the local banking needs of the surrounding neighborhood. Allston-Brighton PZAC recommends approval.

WILLIAM E. SMITH

PLAYGROUND



Z-13545

229 NORTH HARVARD STREET

ALLSTON

Board of Appeal Referrals

3/15/90

28

Hearing: 3/27/90 Z-13546
Laila Maalouf
254 West Newton Street
Boston

Site: 3 1/2 story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from one- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient off street parking.

VOTED: In reference to petition Z-13546, Laila Maalouf, 254 West Newton Street, Boston, for forbidden use and variance for change of occupancy from one- to four-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends Denial without prejudice. Proposed conversion is excessive. No available off street parking for any of the additional units in this high-density neighborhood where parking scarcity is a serious concern.



Board of Appeal Referrals

3/15/90

29

Hearing: 3/20/90 Z-13550
Joyce Richard & Joel Caslowitz
8 Bowditch Road
Jamaica Plain

Site: 1½ Story structure

District(s): Single-family (S-.3)

Purpose: Erect solarium addition to one-family dwelling.

Violation(s): Insufficient side, and rear yards.

VOTED: In reference to petition 13550, Joyce Richard & Joel Caslowitz, 8 Bowditch Road, Jamaica Plain, for two variances to erect solarium addition to one-family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. Solarium addition replaces a slightly larger screened porch. Yard violations are pre-existing and not exacerbated by this appeal. Jamaica Plain Zoning Committee recommends approval.



Z-13550

8 BOWDITCH ROAD

JAMAICA PLAIN

ARNOLD

ARBORETUM

Board of Appeal Referrals

3/15/90

30

Hearing: 3/20/90 Z-13552
Bark A. Lew
20 Leamington Road
Brighton

Site: Two story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

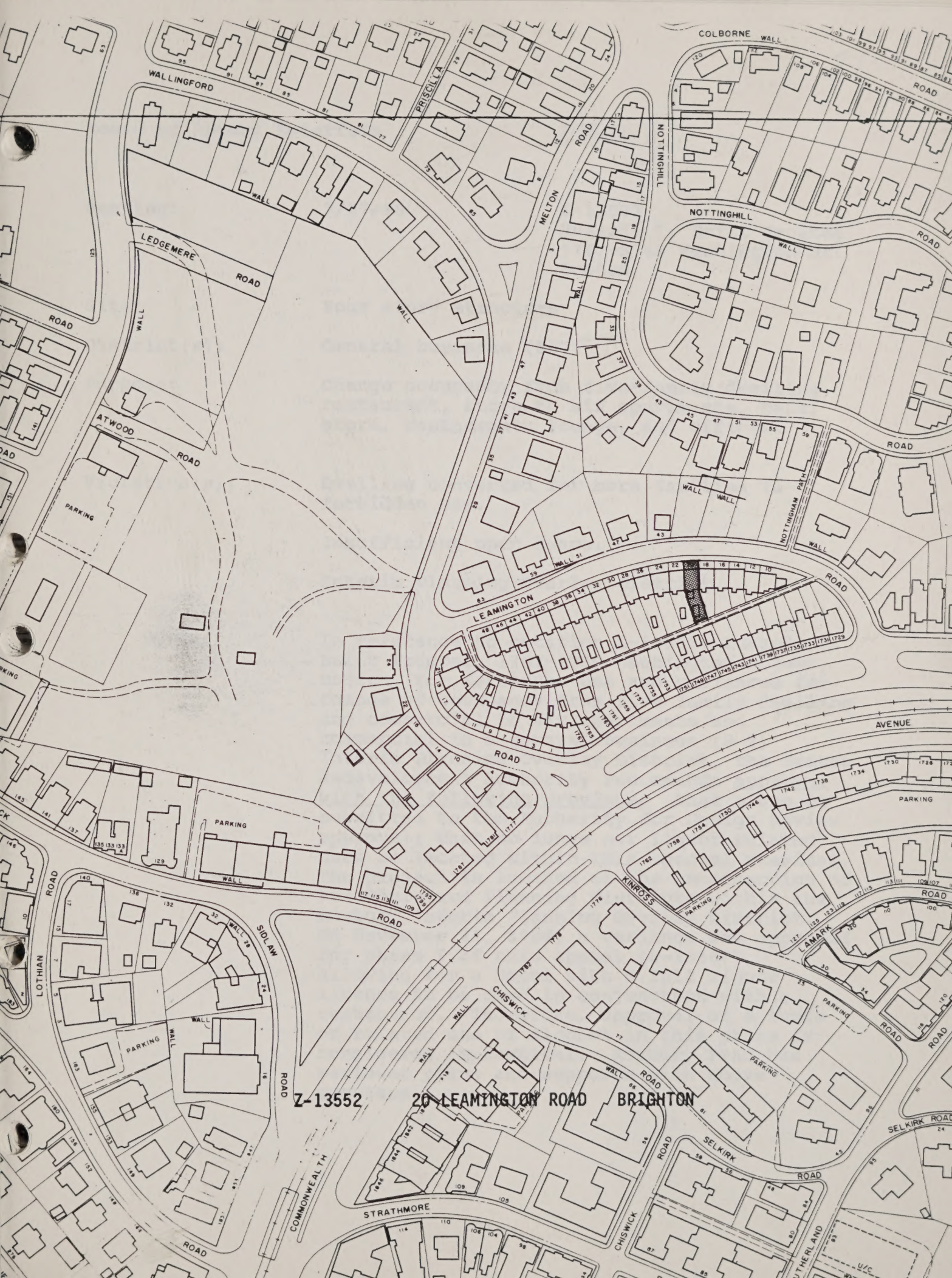
Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, off street parking.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition, Z-13552, Bark A. Lew, 20 Leamington Road, Brighton, for forbidden use and four variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposed change in occupancy will allow appellant's family to share the building with his parents and provide privacy to both units. Similar changes in occupancy have been approved by the Board of Appeal for identical row houses on this street, which is characterized by one- and two- family homes. Allston-Brighton PZAC recommends approval.



Z-13552

20 LEAMINGTON ROAD

BRIGHTON

Board of Appeal Referrals

3/15/90

Hearing: 3/27/90 Z-13553
Russell T. Britt Trustee
1767-1769 Washington St.
Boston

Site: Four story structure

District(s): General business (B-2)

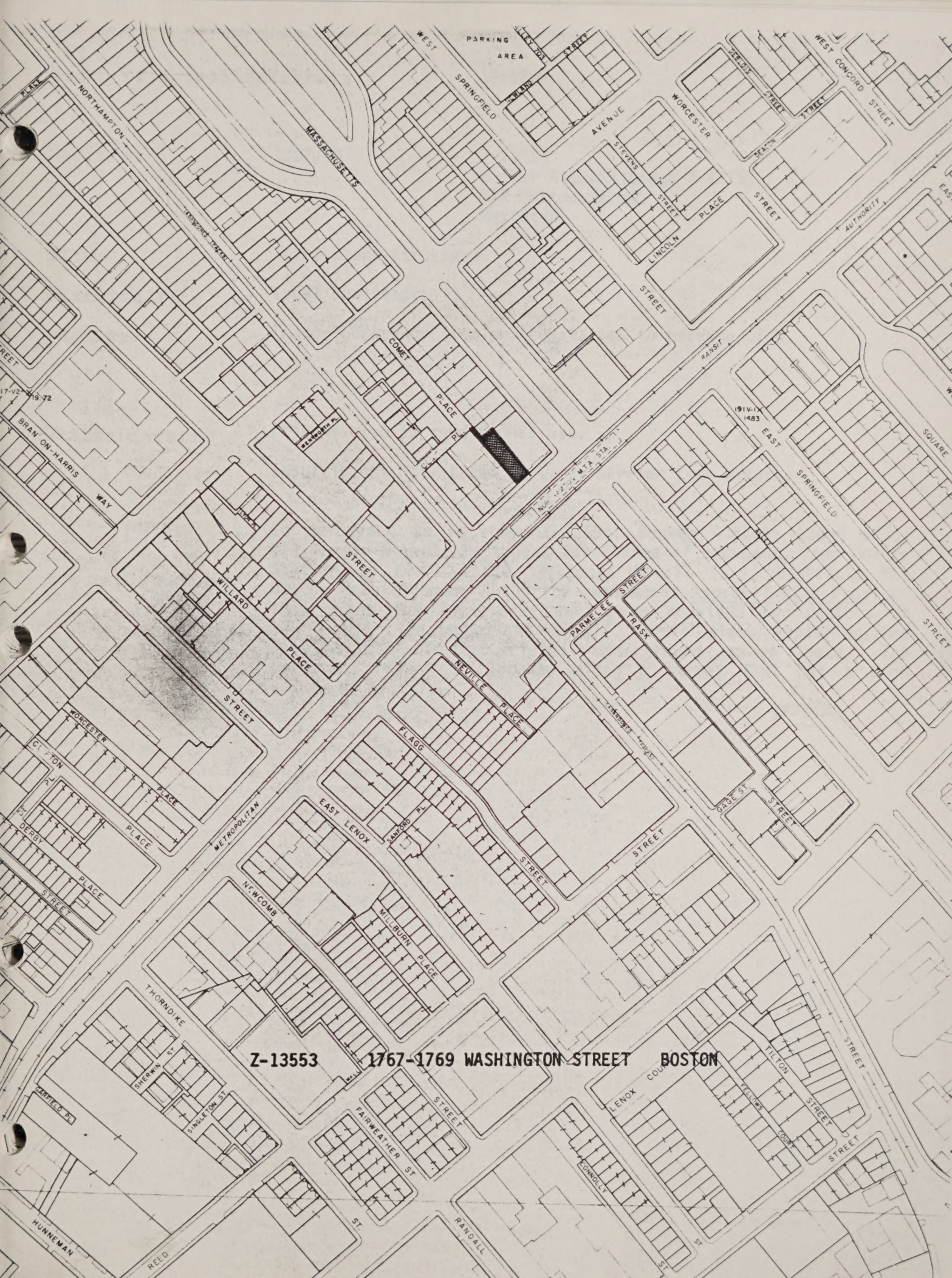
Purpose: Change occupancy from five-family dwelling,
restaurant, store to six apartments, bank,
store, restaurant, lounge, and offices.

Violation(s): Dwelling converted for more families is
forbidden use.

Insufficient open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13553, Russell T. Britt Trustee, 1767-1769 Washington Street, Boston, for forbidden use and variances for change of occupancy from five family dwelling and commercial to six apartments and commercial in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for Design Review approval; that no lunge nor liquor related uses be located within this special premises. The project is located at the intersection of two Boulevard Planning Districts within the Roxbury Interim Planning Overlay District. On November 21, 1989, a variance was approved for phase I of this appeal (Z-13367), allowing for a hotel with a full liquor license to be used in conjunction with a restaurant. Therefore, approval of a lunge or related use of alcohol in this phase is considered impractical. Roxbury PZAC has reviewed plans and supports with above provisos.



Z-13553

1767-1769 WASHINGTON STREET

BOSTON

Hearing: 3/27/90 Z-13554
Bunker Attucks Lodge # 1715
872 Morton Street
Mattapan

Site: Three story structure

District(s): Local business(L-1)

Purpose: Change occupancy from police station to private club.

Violation(s): Private club is conditional use.
Insufficient off-street parking, barrier free access.

VOTED: In reference to petition Z-13554, Bunker Attucks Lodge #115, 872 Morton Street, Mattapan, for change of occupancy from Police Station to Elk's Lodge in Local Retail (L-1) District, the Boston Redevelopment Authority recommends Approval With Proviso: that plans for ancillary parking be provided for patrons of the club. The appellant should submit plans exploring the possible use of the original underground garage space. The proposed project is located along a street that has a high volume of traffic.



Z-13554

872 MORTON STREET MATTAPAN

Board of Appeal Referrals

3/15/90

Hearing: 3/20/90 Z-13555
William J. Feeney
119 Brown Avenue
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-13555, William J. Feeney, 119 Brown Avenue, Roslindale, for variances to erect one story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Side yard deficiency existing. No adverse affect on neighborhood properties.



Z-13555

119 BROWN AVENUE

ROSLINDALE

Hearing: 3/27/90 Z-13557
Deonarine Mahadeo
74-76 Stanton Street
Dorchester

Site: 2½ story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Insufficient lot area.

VOTED:

In reference to petition Z-13557, Deonarine Mahadeo, 74-76 Stanton Street, Dorchester, for variance for change of occupancy from two- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Conversion to four one bedroom apartments is totally undesirable and inappropriate. Three-family dwelling with multiple bedrooms would be more suitable in this dense neighborhood.



Z-13557

74-76 STANTON STREET

DORCHESTER

Hearing: 3/27/90 Z-13571
Adele King
55 Bloomfield Street
Dorchester

Site: 4397 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, front, side, and rear yards, off-street parking.

VOTED: In reference to petition Z-13571, Adele King, 55 Bloomfield Street, Dorchester, for six variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso; that plans be submitted to the Authority for design review approval to ensure neighborhood architectural continuity.



Z-13571

55 BLOOMFIELD STREET

DORCHESTER

Board of Appeal Referrals

3/15/90

Hearing: 3/27/90 Z-13587 & Z-13588
Rodney & Carolyn Fritz
100-102 West Street
Hyde Park

Site: 5,172 square feet of land

District(s): Single-family (S-.5)

Purpose: Subdivide, erect one-family dwelling

Violation(s): Off street parking not allowed in front yard
nor within five feet of side lot line.

VOTED:

In reference to petition Z-13587 & Z-13588, Rodney & Carolyn Fritz, 100-102 West Street, Hyde Park for six variances to subdivide and erect one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends Approval. One-family dwelling will improve property and neighborhood.



Z-13587-13588

100-102 WEST STREET

HYDE PARK

Hearing: 3/27/90 Z-13593
Robert Ferrini
18 Milton Street
Dorchester

Site: 2½ Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear dormer and roof deck additions to two-family dwelling.

Violation(s): Excessive Building height.
Insufficient rear yard.

VOTED: In reference to petition Z-13593, Robert Ferrini, 18 Milton Street, Dorchester, for two variances to erect rear dormer and roof deck additions to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No adverse affects on this residential neighborhood. Neighbors and Cedar Grove Civic Association have no objection.



Z-13593

18 MILTON STREET

DORCHESTER

Hearing:

3/27/90

Z-13596

Philomilos & Helen Phloridis

14 Barrows Street

Allston

Site:

4309 Square feet of land.

District(s):

Residential, three-family (R-.8)

Purpose:

Erect two-family dwelling

Violation(s):

Insufficient lot area, front, side, and rear yards.

VOTED:

In reference to petition Z-13596, Philomilos & Helen Phloridis, 14 Barrows Street, Allston, for six variances to erect to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso; that plans be submitted to the Authority for design review approval. Proposed two-family dwelling is appropriate in scale, occupancy and density for this neighborhood of one-, two-, three-, four-family homes and apartments. Sufficient off-street parking is provided beneath the building. Design review should pay particular attention to the Barrows Street elevation of the structure. Current design does not call for an entrance to the building on this side, although an entrance there would be in keeping with the existing street pattern of the area. In addition, appellant should preserve an existing row of shrubbery on the left side of the property, as well as a mature tree at the rear.



7-13596

14 BARROWS STREET

ALLSTON

Board of Appeal Referrals

3/15/90

39

Hearing: 3/20/90 Z-13610
Trust Clifton Street Realty
10 Clifton Street
Roxbury

Site: 29,950 square feet of land

District(s): Local business (L-1)
Manufacturing (M-1)

Purpose: Erect two story contractor's storage structure.

Violation(s): Warehouse is forbidden use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13610, Clifton Street Realty Trust, 10 Clifton Street, Roxbury, for forbidden use to erect contractor's storage structure in local business (L-1) and manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. The property is located in the Hampden-George/Shirley-Eustis Subdistrict of the Roxbury Interim Planning Overlay District and the use is consistent with its goals and objectives. Hampden-George SubPZAC reviewed the plans and voted support.



Z-13610

10 Clifton Street, Roxbury

Board of Appeal Referrals

3/15/90

40

Hearing: 3/13/90 Z-13615
Edward A. Boudrot
14 Chesbrough Road
West Roxbury

Site: One-family dwelling

District(s): Single-family (S-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Insufficient front, side yards.

VOTED: In reference to petition Z-13615, Edward A. Boudrot, 14 Chesbrough Road, West Roxbury, for two variances to erect dormer addition to one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for Design Review approval. Yard violations will not be increased. West Roxbury Neighborhood Council Zoning Advisory Committee voted support.



Z-13615

14 CHESBROUGH ROAD, WEST ROXBURY

Hearing: 3/27/90 Z-13755
Danial G. Davis
590 Truman Parkway
Hyde Park

Site: 6081 Square feet of land.

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, front, side, rear yards, and off-street parking.

VOTED: In reference for forbidden use and five variances to erect a two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed two-family dwelling would be incompatible with surrounding properites in this one-family area. Six code violations preclude approval.



Hearing: 3/20/90 Z-13813
Edward Vasallo
315 Centre Street
Jamaica Plain

Site: One story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from supermarket to retail stores, clinic, daycare, professional offices; erect addition.

Violation(s): Excessive floor area.
Insufficient off street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13813, Edward Vasallo, 315 Centre Street, Jamaica Plain, for two variances for change of occupancy from supermarket to retail stores, clinic, day care, professional offices and erect addition in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for Design Review approval. Proposed retail shopping plaza with daycare, clinic and professional offices is appropriate for this mixed residential and neighborhood business district. This project is in harmony with the goals of the Jamaica Plain IPOD for the Hyde Square subdistrict, which seek to "improve the appearance of the Hyde Square commercial district along Center Street; [and] to encourage an appropriate mix of uses in the commercial district." After discussions with community members, the City and elected officials, applicant has agreed to provide the public service uses that are included in this application. Adequate parking (41 spaces) is provided. JP Zoning Committee recommended approval.



Z-13843

315 CENTRE STREET JAMAICA PLAIN

278 - V-2
51.79

Hearing:

3/27/90

Z-13820

Hubbard Square Realty Trust
1291-1305 Dorchester Avenue
Dorchester

Site:

One story structure

District(s):

Local business (L-1)

Purpose:

Change occupancy from office, repair shop garage, upholstery shop, radio tower to liquor store, laundromat, upholstery shop, appliance sales and rental, grocery.

Violation(s):

Interim Planning Overlay District.

VOTED:

In reference to petition Z-13820, Hubbard Square Realty Trust, 1291-1305 Dorchester Avenue, Dorchester, for change of occupancy from office, repair shop garage, upholstery shop, radio tower to liquor store, laundromat, upholstery shop, appliance sales and rental, grocery in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Property is located within the Glovers Corner subdistrict of the Dorchester IPOD. Glovers Corner is currently experiencing considerable development pressure through ongoing rehabilitation of existing structures and vacant land. This project warrants careful review. Concerns are: traffic increase, parking impacts and public safety with respect to existing and proposed businesses using the same parking lot. Dorchester Avenue PZAC concurs with above.



Z-13820

1291-1305 DORCHESTER AVENUE

DORCHESTER

Board of Appeal Referrals

3/15/90

Hearing: 3/20/90 Z-13827
K&W Realty
694-702 Washington Street
Boston

Site: Six story structure

District(s): General Business (B-8)

Purpose: Change occupancy from theatre, stores,
offices, light manufacturing, restaurant to
same and take out restaurant.

Violation(s): Take out restaurant is conditional use.
Barrier free access.

VOTED: In reference to petition Z-13827, K&W Realty, 694-702 Washington Street, Boston, for conditional use and variance for change of occupancy from theatre, stores, offices, light manufacturing, restaurant to same and take out restaurant in a general business (B-8) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for Design Review approval. Upon review by the Authority, it is found that adequate handicapped access for the proposed restaurant use in the first floor has been provided. The basement area as proposed will only be used for storage and other ancillary functions by McDonalds. The Asian owned franchise has the support of the Chinatown South Cove Neighborhood Council and the Boston Theatre District Council.



45

Hearing:

3/27/90

Z-13828

Spinnaker Trust

96 St. Botolph Street

Boston

Site:

Three story structure

District(s):

Apartment (H-2-45)

Purpose:

Change occupancy form one apartment, lodging house, real estate office to eleven apartments, and office.

Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient off-street parking.

VOTED:

In reference to petition Z-13828, Spinnaker Trust,, 96 St. Botolph Street, Boston, for forbidden use for change of occupancy form one apartment, lodging house, real estate office to eleven apartments and office in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends approval. The legal use and occupancy of the subject property is one residential apartment, one office, and a lodging house for nine persons. The appellant seeks to legalize the existing use of the property as an eleven unit residential dwelling and one office. The property has been occupied with its current uses since 1973 and has not proven to be detrimental or harmful to the community or its surroundings. Eight off-street parking spaces are required; currently no spaces are being provided. The property is fully occupied and the appellant has stated that none of the residents own automobiles therefore requiring no parking spaces. The St. Botolph's Citizens Committee is not opposed to this petition.



Hearing:

3/27/90

Z-13829

Spinnaker Trust

241 West Newton Street

Boston

Site:

Three story structure

District(s):

Aparment (H-2-45)

Purpose:

Change occupancy from lodging house to nine apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Excessive floor area.

Insufficient open space, and off-street parking.

VOTED:

In reference to petition Z-13829, Spinnaker Trust, 241 West Newton Street, Boston, for forbidden use and three variances for change of occupancy form lodging house to nine apartments in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends denial. Open space and off-street parking violations must be addressed and resolved by appellant.



Z-13829

241 WEST NEWTON STREET BOSTON

192V-1
1787

Hearing: 3/13/90 Z-13859-60
Infill Collaborative Inc.
60-70 Norwell Street
Dorchester

Site: Four story structure

District(s): Manufacturing (M-1)

Purpose: Subdivide.

Violation(s): Multi family dwelling is conditional use.
Insufficient lot area, and open space.
Excessive floor area.

VOTED: In reference to petition Z-13859-60, Infill Collaborative Inc., 60-70 Norwell Street, Dorchester, for two conditional uses and five variances to subdivide in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Properties are part of the appellants program to provide affordable housing in neighborhoods. Subdivision will allow individual ownership of properties.



Z-13859-13860

60-70 NORWELL STREET DORCHESTER

4P

Board of Appeal Referrals

3/15/90

Hearing: N/S Z-13994
Roxbury Corners Limited
Partnership
1797-1815 Washington St.
Roxbury

Site: Vacant Land

District(s): General business (B-2)

Purpose: Change occupancy from 33 to 34 apartments.

Violation(s): At variance with previous Board of Appeal
decision.

VOTED:

In reference to petition Z-13994, Roxbury Corners Limited Partnership, 1797-1815 Washington Street, Roxbury, for variance for change of occupancy from thirty-three to thirty-four apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends Approval. On December 19, the Board of Appeal approved thirty-three dwelling units, commercial, management, and retail space. Current appeal will correct appellant's initial application which should have requested thirty-four units. This will fulfill a need for affordable housing in the South End/Lower Roxbury area and construct a building that is similar in scale and massing to the existing buildings in the area.

The Final Working Drawings and Specifications have been reviewed and approved by the Authority. This project will start construction this Spring, 1990.



13994

1797-1815 Washington Street, Roxbury

Hearing: N/S Z-14002
Sherman Salovitz, Trustee
368-370 Warren Street
Roxbury

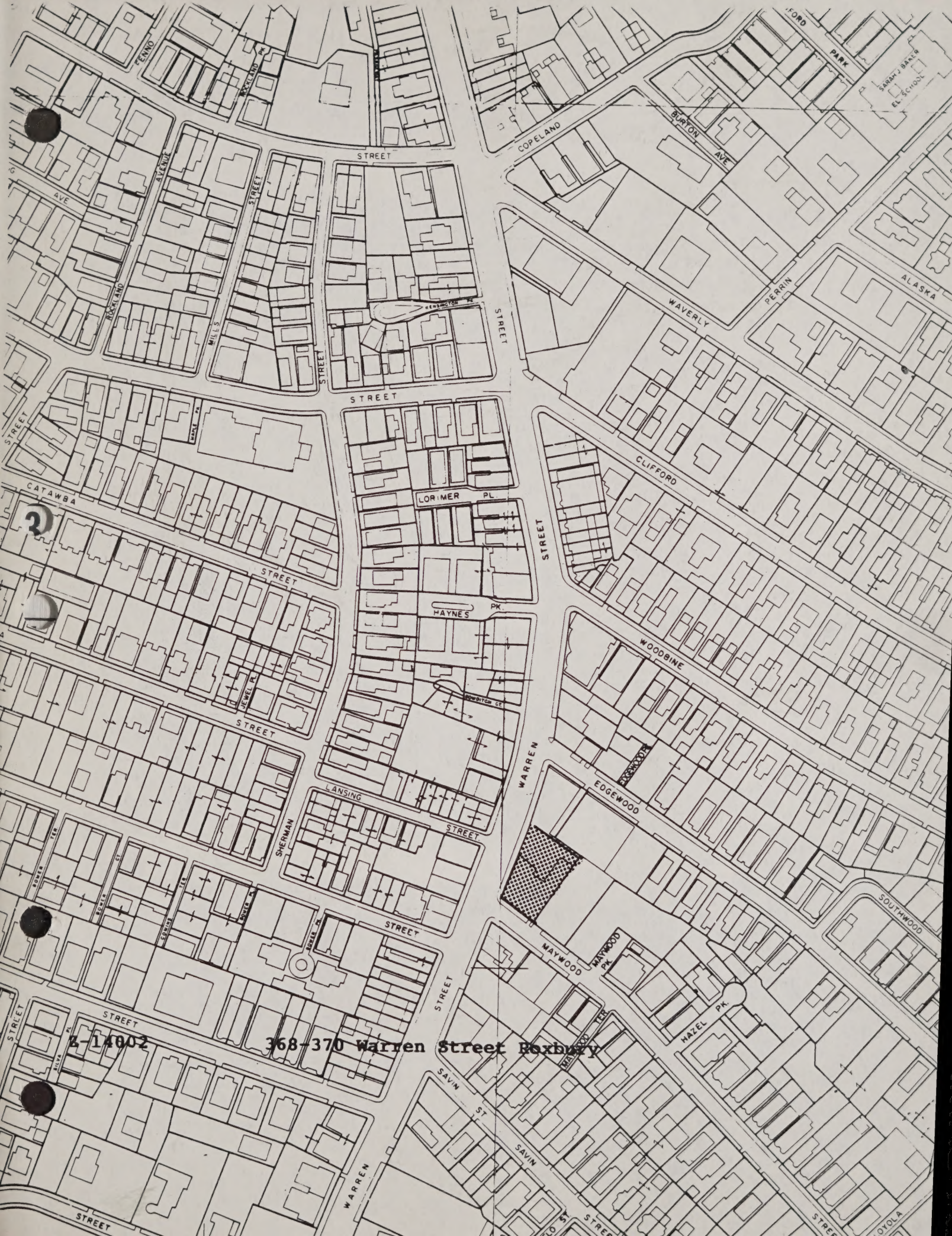
Site: One story structure

District(s): General business (B-1)

Purpose: Erect facade on one-story commercial structure.

Violation(s): Interim Planning Overlay District

VOTED: In reference to petition Z-14002, Sherman Salovitz, Trustee, 368-370 Warren Street, Roxbury, to erect facade on one-story commercial structure in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for Design Review approval. Project is located along a Boulevard in the SavMor Subdistrict of the Roxbury Interim Planning Overlay District. The proposed facade will bring this building to compliance with the objectives of the Roxbury Interim Planning Overlay District as well as the goals and objectives of the Warren Street Boulevard Planning District. The Three Street Neighborhood Initiative reviewed the plans and voted support.



4-14002

368-370 Warren Street Roxbury